



**£950 PCM** Maple Road | Horfield | Bristol | BS7 8RH

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**Kendall Harper**



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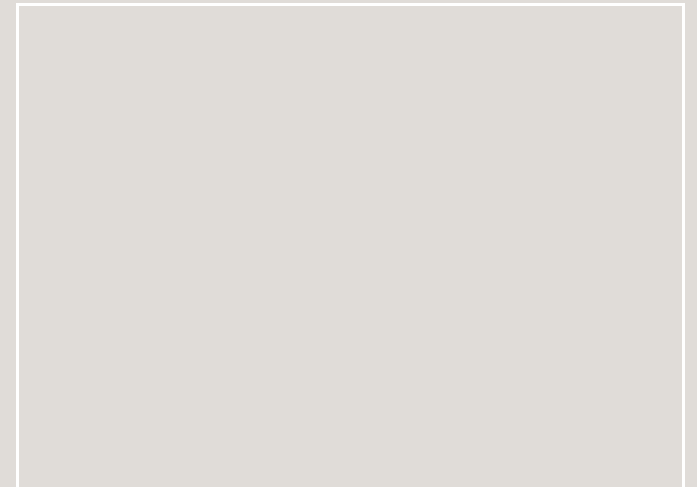
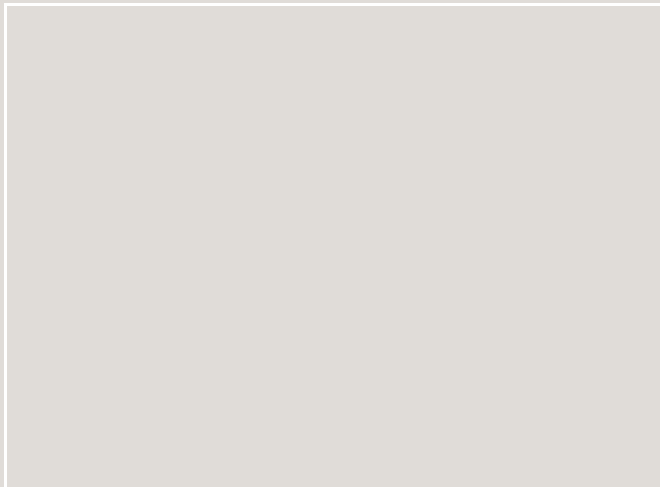
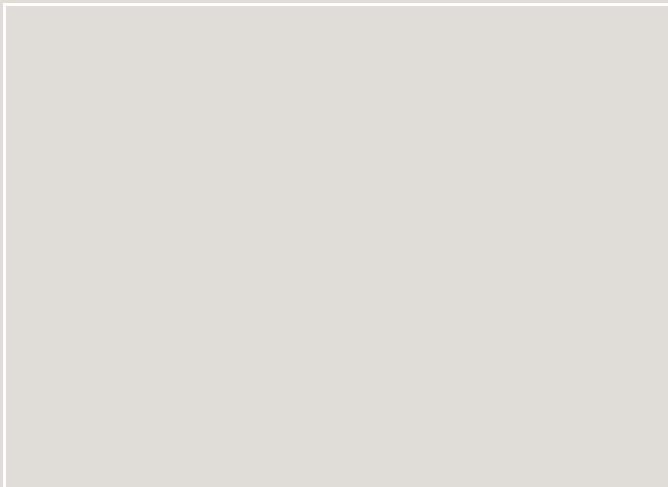
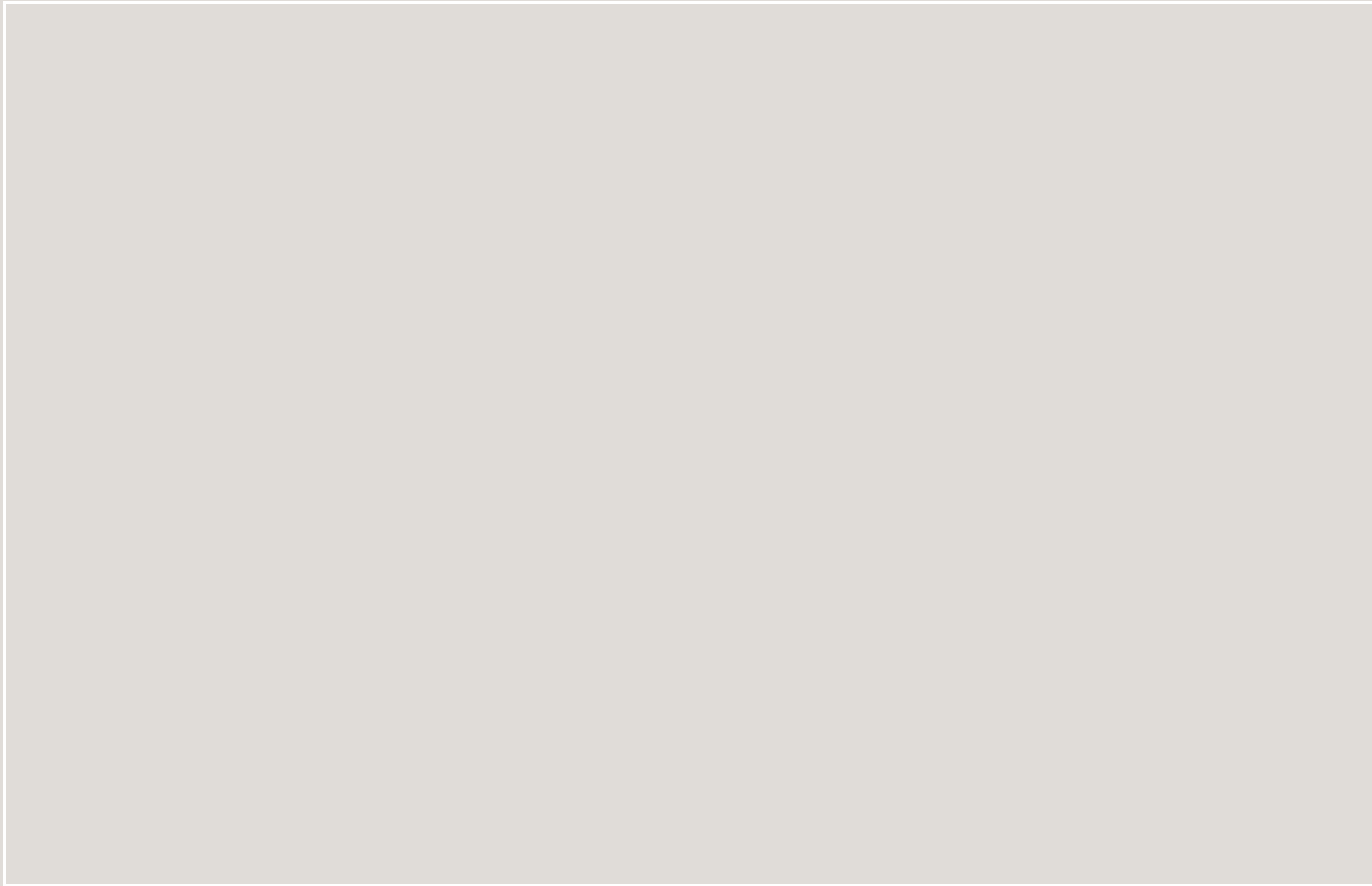
Nestled on the tranquil Maple Road in Horfield, Bristol, this delightful one-bedroom flat offers a perfect blend of charm and modern living. Situated just off the highly sought-after Gloucester Road, this first-floor Victorian converted flat is an ideal retreat for a single occupant seeking comfort and convenience.

Upon entering, you will find a well-designed open plan lounge and modern kitchen, complete with all essential white goods, making it easy to settle in and start enjoying your new home. The spacious double bedroom provides a serene space for relaxation, while the en suite shower room adds a touch of luxury and privacy.

This property is presented in excellent condition, showcasing the character of its Victorian roots while incorporating contemporary features. The unfurnished nature of the flat allows you the freedom to personalise the space to your taste.

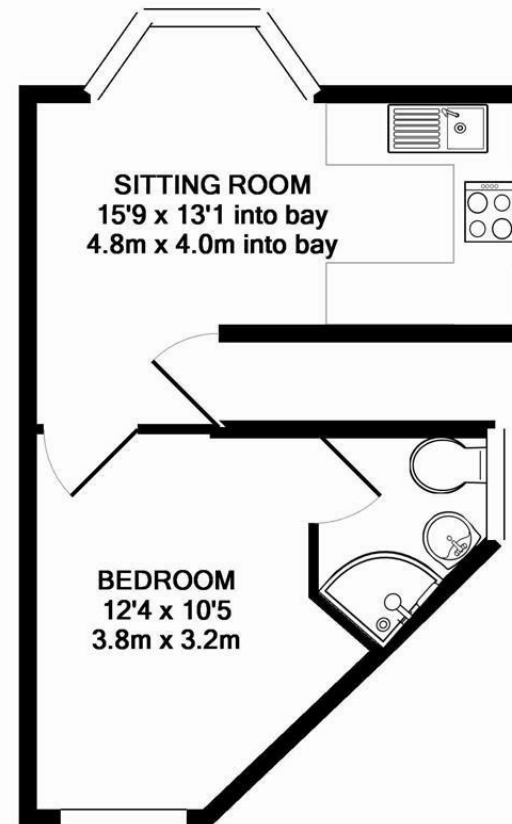
Available from the 1st of April 2026, this charming flat is perfect for those looking to embrace a peaceful lifestyle in a vibrant area. With its close proximity to local amenities and transport links, you will have everything you need right at your doorstep. Don't miss the opportunity to make this lovely flat your new home.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	<b>59</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



TOTAL APPROX. FLOOR AREA 295 SQ.FT. (27.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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